

023.A

0001

0093.3

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

660,100 / 660,100

USE VALUE:

660,100 / 660,100

ASSESSED:

660,100 / 660,100

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 93 |        | MASS AVE, ARLINGTON   |

| OWNERSHIP |                    | Unit #: | 3 |
|-----------|--------------------|---------|---|
| Owner 1:  | JAVARAS KRISTIN N  |         |   |
| Owner 2:  |                    |         |   |
| Owner 3:  |                    |         |   |
| Street 1: | 93 MASS AVE UNIT 3 |         |   |
| Street 2: |                    |         |   |

|           |           |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov:  | MA        |
| Postal:   | 02474     |

|                |                        |
|----------------|------------------------|
| PREVIOUS OWNER |                        |
| Owner 1:       | EICKSTEDT MARGARET M - |
| Owner 2:       | -                      |
| Street 1:      | 11 OUTLOOK DR          |
| Twn/City:      | LEXINGTON              |

|          |       |       |          |   |
|----------|-------|-------|----------|---|
| St/Prov: | MA    | Cntry | Own Occ: | Y |
| Postal:  | 02474 |       | Type:    |   |

|  |            |        |          |
|--|------------|--------|----------|
| NARRATIVE DESCRIPTION  |            |        |          |
| This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Wood Shingle Exterior and 1850 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms. |            |        |          |
| OTHER ASSESSMENTS  |            |        |          |
| Code   | Descrip/No | Amount | Com. Int |
|  |            |        |          |

|                  |      |             |     |         |      |             |
|------------------|------|-------------|-----|---------|------|-------------|
| PROPERTY FACTORS |      |             |     |         |      |             |
| Item             | Code | Description | %   | Item    | Code | Description |
| Z                | R3   | THREE FA    | 100 | water   |      |             |
| o                |      |             |     | Sewer   |      |             |
| n                |      |             |     | Electri |      |             |
| Census:          |      |             |     | Exempt  |      |             |
| Flood Haz:       |      |             |     |         |      |             |
| D                |      |             |     | Topo    | 1    | Level       |
| s                |      |             |     | Street  |      |             |
| t                |      |             |     | Gas:    |      |             |

|                                   |             |          |             |                    |           |           |           |            |            |      |       |             |           |        |   |        |   |        |   |                 |           |     |           |        |      |           |       |  |  |
|-----------------------------------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|-----|-----------|--------|------|-----------|-------|--|--|
| LAND SECTION (First 7 lines only) |             |          |             |                    |           |           |           |            |            |      |       |             |           |        |   |        |   |        |   |                 |           |     |           |        |      |           |       |  |  |
| Use Code                          | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | %   | Spec Land | J Code | Fact | Use Value | Notes |  |  |
| 102                               | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 8108  |             |           |        |   |        |   |        |   |                 |           | G11 |           |        |      |           |       |  |  |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     |  | Land Size       | Building Value | Yard Items                     | Land Value | Total Value     | Legal Description |  |
|--------------|--|-----------------|----------------|--------------------------------|------------|-----------------|-------------------|--|
| 102          |  | 0.000           | 655,800        | 4,300                          |            | 660,100         |                   |  |
|              |  |                 |                |                                |            |                 |                   |  |
|              |  |                 |                |                                |            |                 |                   |  |
| Total Card   |  | 0.000           | 655,800        | 4,300                          |            | 660,100         | Entered Lot Size  |  |
| Total Parcel |  | 0.000           | 655,800        | 4,300                          |            | 660,100         | Total Land:       |  |
| Source:      |  | Market Adj Cost |                | Total Value per SQ unit /Card: | 356.81     | /Parcel: 356.81 | Land Unit Type:   |  |

|           |        |
|-----------|--------|
| User Acct | 311198 |
| GIS Ref   |        |
| GIS Ref   |        |
| Insp Date |        |
| 02/23/17  |        |

**USER DEFINED**

|                |          |
|----------------|----------|
| Prior Id # 1:  | 14727    |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Prior Id # 1:  |          |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| LAST REV       |          |
| Date           | Time     |
| 12/30/21       | 21:13:59 |
| apro           |          |
| 15710          |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

| PREVIOUS ASSESSMENT |     | Parcel ID |            | PAT ACCT. |           |            |             |                       |            |      |
|---------------------|-----|-----------|------------|-----------|-----------|------------|-------------|-----------------------|------------|------|
| Tax Yr              | Use | Cat       | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value         | Notes      | Date |
| 2022                | 102 | FV        | 655,800    | 4300      | .         |            | 660,100     | Year end              | 12/23/2021 |      |
| 2021                | 102 | FV        | 636,500    | 4300      | .         |            | 640,800     | Year End Roll         | 12/10/2020 |      |
| 2020                | 102 | FV        | 626,900    | 4300      | .         |            | 631,200     | 631,200 Year End Roll | 12/18/2019 |      |
| 2019                | 102 | FV        | 604,300    | 4400      | .         |            | 608,700     | 608,700 Year End Roll | 1/3/2019   |      |
| 2018                | 102 | FV        | 400,900    | 4400      | .         |            | 405,300     | 405,300 Year End Roll | 12/20/2017 |      |
| 2017                | 102 | FV        | 365,600    | 4400      | .         |            | 370,000     | 370,000 Year End Roll | 1/3/2017   |      |
| 2016                | 102 | FV        | 365,600    | 4400      | .         |            | 370,000     | 370,000 Year End      | 1/4/2016   |      |
| 2015                | 102 | FV        | 337,900    | 4400      | .         |            | 342,300     | 342,300 Year End Roll | 12/11/2014 |      |

| BUILDING PERMITS |              |         |        |     |            |          |            |         |      |             | ACTIVITY INFORMATION |      |  |  |  |  |  |
|------------------|--------------|---------|--------|-----|------------|----------|------------|---------|------|-------------|----------------------|------|--|--|--|--|--|
| Date             | Number       | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result      | By                   | Name |  |  |  |  |  |
| 3/5/2018         | SQ Returned  |         |        |     |            |          |            |         | MM   | Mary M      |                      |      |  |  |  |  |  |
| 2/23/2017        | Meas/Inspect |         |        |     |            |          |            |         | DGM  | D Mann      |                      |      |  |  |  |  |  |
| 4/8/2010         | NEW CONDO    |         |        |     |            |          |            |         | BR   | B Rossignol |                      |      |  |  |  |  |  |

|                      |                                |                 |       |                   |
|----------------------|--------------------------------|-----------------|-------|-------------------|
| Sign:                | VERIFICATION OF VISIT NOT DATA | /               | /     | /                 |
| Total AC/Ha: 0.00000 | Total SF/SM: 0                 | Parcel LUC: 102 | Condo | Prime NB Desc CND |
| Total:               |                                |                 |       |                   |
| Spl Credit           |                                |                 |       |                   |
| Total:               |                                |                 |       |                   |

**EXTERIOR INFORMATION**

|               |                  |          |
|---------------|------------------|----------|
| Type:         | 99 - Condo Conv  |          |
| Sty Ht:       | 2H - 2 & 1/2 Sty |          |
| (Liv) Units:  | 1                | Total: 1 |
| Foundation:   | 3 - BrickorStone |          |
| Frame:        | 1 - Wood         |          |
| Prime Wall:   | 1 - Wood Shingle |          |
| Sec Wall:     |                  | %        |
| Roof Struct:  | 3 - Gambrel      |          |
| Roof Cover:   | 1 - Asphalt Shgl |          |
| Color:        | OLIVE            |          |
| View / Desir: |                  |          |

**BATH FEATURES**

|            |   |                   |
|------------|---|-------------------|
| Full Bath: | 1 | Rating: Very Good |
| A Bath:    |   | Rating:           |
| 3/4 Bath:  | 1 | Rating: Very Good |
| A 3QBth:   |   | Rating:           |
| 1/2 Bath:  |   | Rating:           |
| A HBth:    |   | Rating:           |
| OthrFix:   |   | Rating:           |

**COMMENTS**

|  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|

**SKETCH****RESIDENTIAL GRID**

|              |        |        |         |                        |
|--------------|--------|--------|---------|------------------------|
| 1st Res Grid | Desc:  | Line 1 | # Units | 1                      |
| Level        | FY     | LR     | DR      | D K FR RR BR FB HB L O |
| Other        |        |        |         |                        |
| Upper        |        |        |         |                        |
| Lvl 2        |        |        |         |                        |
| Lvl 1        |        |        |         |                        |
| Lower        |        |        |         |                        |
| Totals       | RMS:   | 7      | BRs:    | 3                      |
|              | Baths: | 1      |         | HB                     |

UnSketched SubAreas:  
GLA: 1850,

**GENERAL INFORMATION**

|               |             |
|---------------|-------------|
| Grade:        | C - Average |
| Year Blt:     | 1890        |
| Eff Yr Blt:   |             |
| Alt LUC:      |             |
| Jurisdict:    | G11         |
| Fact:         | .           |
| Const Mod:    |             |
| Lump Sum Adj: |             |

**INTERIOR INFORMATION**

|               |               |
|---------------|---------------|
| Avg Ht/FL:    | STD           |
| Prim Int Wal  | 2 - Plaster   |
| Sec Int Wall: | %             |
| Partition:    | T - Typical   |
| Prim Floors:  | 3 - Hardwood  |
| Sec Floors:   | %             |
| Bsmnt Flr:    | 12 - Concrete |
| Subfloor:     |               |
| Bsmnt Gar:    |               |
| Electric:     | 2 - Good      |
| Insulation:   | 7 - Ab avg    |
| Int vs Ext:   | S             |
| Heat Fuel:    | 1 - Oil       |
| Heat Type:    | 5 - Steam     |
| # Heat Sys:   | 1             |
| % Heated:     | 100           |
| % AC:         |               |
| Solar HW:     | NO            |
| Central Vac:  | NO            |
| % Com Wal     | % Sprinkled   |

**OTHER FEATURES**

|         |   |                   |
|---------|---|-------------------|
| Kits:   | 1 | Rating: Very Good |
| A Kits: |   | Rating:           |
| Fpl:    |   | Rating:           |
| WSFlue: |   | Rating:           |

**CONDOS INFORMATION**

|              |  |
|--------------|--|
| Location:    |  |
| Total Units: |  |

**Floor:** M - Multi-Level

% Own: 43.12000000

Name:

**DEPRECIATION**

Phys Cond: GD - Good

18. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total: 18.6 %

**CALC SUMMARY**

Basic \$ / SQ: 305.00

Size Adj.: 1.21756744

Const Adj.: 1.05038989

Adj \$ / SQ: 390.071

Other Features: 84000

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 805631

Depreciation: 149847

Deprecated Total: 655784

**COMPARABLE SALES**

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
|------|-----------|-----|------|------------|

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